



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE:

**MP-6**  
**4.042**

June 9, 2005

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**RIO HONDO CHANNEL - PARCELS 70EX.3, 334EX, 357EX.1, AND 488EX  
QUITCLAIM OF SURPLUS PROPERTY – CITY OF EL MONTE  
SUPERVISORIAL DISTRICT 1  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY  
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), consider the enclosed Notice of Exemption, which was prepared by the City of El Monte, find that the Rio Hondo River Park Project will not have a significant effect on the environment, find that the Notice of Exemption reflects the independent judgment of the County, and approve the Notice of Exemption.
2. Declare the fee interest in Rio Hondo Channel, Parcels 70EX.3, 334EX, 357EX.1, and 488EX (55,401± square feet), located on the west side of Rio Hondo Channel, north of Valley Boulevard and south of Lower Azusa Road in the City of El Monte, to no longer be required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the District to quitclaim its interest in Parcels 70EX.3, 334EX, 357EX.1, and 488EX to the City of El Monte.

4. Instruct the Chair to sign the enclosed Quitclaim Deed and authorize delivery to the Grantee.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the District to quitclaim parcels of surplus property along the Rio Hondo Channel to the City of El Monte.

The District acquired the fee title to Parcels 70EX.3, 334EX, 357EX.1, and 488EX as part of the land needed for the Rio Hondo Channel project. Construction has been completed and the subject parcels lie outside of the required right of way.

The City applied for a Land and Conservation Grant to develop this property as part of its Rio Hondo River Park Project. However, in order to obtain the Grant, the property must be available to the City in perpetuity. The quitclaim of the property by the District to the City for its Rio Hondo River Park Project will satisfy this requirement. In addition, the parcels are to be maintained in perpetuity by the City as open space and for protection, preservation, and enhancement of scenic beauty along the Rio Hondo Channel. Should the City fail to comply with the conditions, the parcels will revert back to the District.

#### **Implementation of Strategic Plan Goals**

This action is consistent with the Strategic Plan Goal of Service Excellence by increasing recreational opportunities and environmental benefits, and improving the quality of life to the residents of the County.

#### **FISCAL IMPACT/FINANCING**

The Los Angeles County Flood Control Act provides for District property to be used for recreational purposes and preservation of scenic beauty.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Parcels 70EX.3, 334EX, 357EX.1, and 488EX are no longer needed for the purposes of the District. This transaction is not considered adverse to the District's purposes and will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors  
June 9, 2005  
Page 3

### **ENVIRONMENTAL DOCUMENTATION**

On April 22, 2004, the City of El Monte prepared a Notice of Exemption, citing Sections 15301 and 15304 of the State CEQA Guidelines, in accordance with the requirements of CEQA.

Under CEQA, the County is a responsible agency whose discretionary approval of the project is required in order for the City to carry out the project. The recommended findings are in accordance with CEQA and are required prior to your Board's authorizing the recommended sale of surplus property.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

None.

### **CONCLUSION**

This action is in the District's best interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE  
Acting Director of Public Works

OM:psr  
P6:\BD LTR RIO HONDO CHANNEL

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)  
Chief Administrative Office  
County Counsel

**Notice of Exemption***Appendix E*

To: ☐ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: (Public Agency) CITY OF EL MONTE  
3130 TYLER AVENUE  
EL MONTE, CA 91731<sup>(Address)</sup>

☒ County Clerk  
County of LOS ANGELES  
12400 IMPERIAL HIGHWAY  
NORWALK, CA 90650

Project Title: RIO HONDO RIVER PARK PROJECT

Project Location - Specific: VALLEY BOULEVARD ENTRANCE TO THE RIO HONDO FLOOD MAINTENANCE  
EASEMENT TO RIO VISTA PARK LOCATED AT 4275 RANGER AVENUE, EL MONTE, CA 91732

Project Location - City: EL MONTE Project Location - County: LOS ANGELES

**Description of Nature, Purpose, and Beneficiaries of Project:**

DEVELOP A NEW 1.8 ONE HALF MILE RECREATIONAL TRAIL ON 70,500 SQUARE FEET OF ARMY  
CORPS OF ENGINEERS FEDERAL WATERWAY EASEMENT PROPERTY ALONG THE RIO HONDO FOR THE  
PURPOSE OF PROVIDING RECREATIONAL SPACE TO MEET THE GROWING DEMAND FOR WALKING,  
JOGGING, BICYCLING, AND HORSE RIDING.

Name of Public Agency Approving Project: CITY OF EL MONTE

Name of Person or Agency Carrying Out Project: CITY OF EL MONTE

**Exempt Status: (check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);  
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));  
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));  
☒ Categorical Exemption. State type and section number: Class 1, 15301 (h) and Class 4 15304 (a) & (d)  
☐ Statutory Exemptions. State code number:

Reasons why project is exempt: Existing facilities (improving an existing trail) and Minor  
alterations to land (new landscaping, etc.)

**Lead Agency**

Contact Person: Thomas R. Hatch

Area Code/Telephone/Extension: (626) 590-2205

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Thomas R. Hatch

Date: 4/22/04

Title: DEPUTY CITY MANAGER FOR  
COMMUNITY SERVICES

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

*Revised October 1989*

**National Park Service  
Land and Water Conservation Fund Project Application  
Environmental Screening Form**

**Project Name:** Rio Hondo River Park Project

**Project Description:**

The City of El Monte proposes to develop a multi-benefit trail loop and riverside recreational area in the 1.8 acres strip that extends for three quarters of a mile between Rio Vista Park and the Rail Road bridge on the West Side of the Rio Hondo channel. This property is maintained by the LA County Department of Public Works - Flood Management. The trail will provide passive recreational space to meet the growing demand for walking, jogging, bicycling, and horse riding and river appreciation. This project will be operated and maintained by the City of El Monte Department of Community Services in accordance with County's LA River Landscape Guidelines. All vegetation will be native to Watershed. The site is within Los Angeles County, State of California, between the Valley Boulevard entrance to the Rio Hondo and the Rio Vista Park located at 4275 Ranger Ave. in the City of El Monte.

**Instructions**

An environmental screening form must be completed to determine the appropriate NEPA pathway. This form should be included with the CEQA documentation for the project. Follow directions to determine whether further environmental analysis is required for the project.

Following completion of a site visit and consultation with potentially effected agencies and/or tribes, complete the following checklist based upon your knowledge of the Project site and immediate vicinity, including all portions of the park to be included within the Section 6(f)(3) boundary map. If you are "unable to determine" the potential effect on a described resource, efforts should be undertaken to acquire available information on the resource or the effect of the grant funded Project on the resource. If the proposal is determined to have an effect (checked "yes") or the preparer is unable to determine if the proposal will have an effect (checked "unable to determine"), the proposal will be subject to further environmental review, not withstanding other determinations under state environmental review laws and regulations.

If the proposal is determined to have no environmental effect (checked "no"), the Project may qualify for a categorical exclusion (CE) from further environmental review. Review the applicable categorical exclusion identified in the attached listing. The person completing the form should identify the most appropriate CE which may exempt the proposed Project from further environmental review. NPS is ultimately responsible for determining if the Project qualifies for any recommended CE. If all elements of the proposed project do not conform to the identified CEs, an Environmental Assessment (EA) must be prepared on the project. Prior environmental reviews prepared for compliance with state environmental review requirements may satisfy EA requirements. Enclose copies of such environmental review reports, including decision documents and evidence of public involvement with this form.

**Would the proposal, if implemented:**

	Yes	No	Unable to Determine
A. Have material adverse effects on public health or safety?		X	

	Yes	No	Unable to Determine
B. Have adverse effects on such unique characteristics as historic or cultural resources; park, recreation, or refuge lands; wilderness areas; wild or scenic rivers; national natural landmarks; sole or principal drinking water aquifers; prime farmlands; Wetlands; floodplains; or ecologically significant or critical areas, including those listed on the National Register of Natural Landmarks?		X	
C. Have highly controversial environmental effects?		X	
D. Have highly uncertain and potentially significant environmental effects or involve unique or unknown environmental risks?		X	
E. Establish a precedent for future action or represent a decision in principle about future actions with potentially significant environmental effects?		X	
F. Be directly related to other actions with individually insignificant, but cumulatively significant, environmental effects?		X	
G. Have adverse effects on properties listed or eligible for listing on the National Register of Historic Places?		X	
H. Have adverse effects on species listed or proposed to be listed on the List of Endangered or Threatened Species, or have adverse effects on designated Critical Habitat for these species?		X	
I. Require compliance with Executive Order 11988 (Floodplain Management), Executive Order 11990 (Protection of Wetlands), or the Fish and Wildlife Coordination Act?		X	
J. Threaten to violate a federal, state, local, or tribal law or requirement imposed for the protection of the environment?		X	
K. Involve unresolved conflicts concerning alternative uses of available resources (NEPA Sec. 102(2)(E)?		X	
L. Have a disproportionate, significant adverse effect on low-income or minority populations (EO 12898)?		X	
M. Restrict access to and ceremonial use of Indian sacred sites by Indian practitioners or adversely affect the physical integrity of such religious sacred sites (EO 13007).		X	
N. Contribute to the introduction, continued existence, or spread of federally listed noxious weeds (Federal Noxious Weed Control Act)?		X	
O. Contribute to the introduction, continued existence, or spread of non-native invasive species or actions that may promote the introduction, growth or expansion of the range of non-native invasive species (EO 13112)?		X	
P. Require a permit from a federal, state, or local agency to proceed, unless the agency from which the permit is required agrees that a CE is appropriate?		X	
Q. Have the potential for significant impact as indicated by a federal, state, or local agency or Indian tribe?		X	
R. Have the potential to be controversial because of disagreement over possible environmental effects?		X	

**Please answer the following questions.**

1. Are the personnel preparing this form familiar with the site?

Land and Water Conservation Fund Application 2004

Rio Hondo River Park Project

City of El Monte

Yes.

2. List the names of those who conducted the site visit(s)

Jeff Yann, Civil Engineer  
 Claire Robinson, Landscape  
 Thomas R. Hatch, Deputy City Manager for Community Services

3. List the date(s) of the site visit(s)

October 13, 2003.  
 February 28, 2004.

4. Has consultation with all affected agencies or tribes been completed?

Yes. See table. Los Angeles County Department of Public Works and Department of Parks and Recreation are only affected agencies.

Description of agency/tribal contact	Date	Description of attendees /recipients	Location
Los Angeles County Department of Public Works	3/25/04	Mickey Chaudhuri Flood Management	Site Visit
Los Angeles County Department of Parks and Recreation	4/15/04	Tonda Lay Head of Trails	Phone

5. Provide a description of all the public involvement incorporated into planning this Project and evaluating possible environmental impacts (copies of meeting logs may be attached, or fill out the following table):

Name of event/meeting of public involvement measure	Date	Description of attendees /recipients	Location
Interview/Surveys	12/1/03 – 12/17/03	250 Residents Interviewed	Local neighborhood
Community Meeting	12/17/03	220 Residents in attendance	Shirpsen School
Focus Groups	12/22/03 – 1/9/04	40 Residents	Shirpsen School
Interview/Surveys	1/19/04 – 2/20/04	302 Residents Interviewed	Local neighborhood

### Certification

Land and Water Conservation Fund Application 2004  
 Rio Hondo River Park Project  
 City of El Monte

In signing this form, you are certifying that you have completed a site visit or are familiar with the specifics of the Project, that you have consulted with affected agencies and tribes, and that the answers to the questions posed in the checklist are, to the best of your knowledge, correct.

  
Jeff M. Yann

C18616  
Civil Engineer

  
Signature

4/20/04  
Date

Names of other preparers: Claire Robinson



**Categorical Exclusions**  
**Applicable to the Land and Water Conservation Fund Grant Program**

**A. Land Acquisition and Conversions**

- \_\_\_\_\_ 1. Grant for Acquisition of areas that will continue in the same use or lower density use with no additional disturbance to the natural setting or type of use (3.4.F(2))
- \_\_\_\_\_ 2. Land Acquisition within established boundaries, if future anticipated uses would have no potential for environmental impact. (3.4.C(1))
- \_\_\_\_\_ 3. Land exchanges that will not lead to anticipated changes in the use of land and no potential for environmental impact. (3.4.C(3))

**B. Park Renovation, Rehabilitation, or Replacement of Existing Facilities**

- 54
- \_\_\_\_\_ 1. Grants for replacement or renovation of Facilities at their same location without altering the kind and amount of recreation, historical, or cultural resources of the area or the integrity of the existing setting. (3.4.F(3))
  - \_\_\_\_\_ 2. Grants for the restoration, rehabilitation, stabilization, preservation, and reconstruction (or authorization thereof) of properties listed on or eligible for listing on the National Register of Historic Places, at their same location, and provided that such actions:
    - i. Will not alter the integrity of the property or its setting.
    - ii. Will not increase public use of the area to the extent of compromising the nature and character of the property.
    - iii. Will not cause a nuisance to adjacent property owners or occupants.(3.4.C(6))
  - \_\_\_\_\_ 3. Routine maintenance and repairs to non-historic structures, Facilities, utilities, grounds, and trails. (3.4.C(3))
  - \_\_\_\_\_ 4. Repair, resurfacing, striping, installation or traffic control devices and repair and replacement of guardrails, culverts, signs, and other minor existing features on existing roads when no potential of environmental impact exists. (3.4.C(9))
  - \_\_\_\_\_ 5. Replacement in kind of minor structures and Facilities with little or no change in location, capacity, or appearance-for example, comfort stations, pit toilets, fences, kiosks, signs, and campfire circles. (3.4.C(8))
  - \_\_\_\_\_ 6. Minor trail relocation or development of compatible trail networks on logging roads or other established routes. (3.4.C(12))
  - \_\_\_\_\_ 7. Minor landscaping in areas showing clear evidence of recent human disturbance. (3.4.C(17)).

**C. Development of New Park and Recreation Facilities**

- \_\_\_\_\_ 1. Grants for the construction of new Facilities on lands acquired under a previous NPS or other federal grant, provided that the Development is in accord with plans submitted with the Acquisition grant, and that environmental documents have been completed on the impacts of the proposal funded by the original grant. (3.4.F(4))
- \_\_\_\_\_ 2. Grants for the construction of new Facilities with an existing park or recreation area, provided that the Facilities will not:
  - i. Conflict with adjacent ownership or land use, or cause a nuisance to adjacent owners or occupants, such as would happen if use were extended beyond daylight hours.

- ii. Introduce motorized recreation vehicles, including off-road vehicles, personal water craft, and snowmobiles.
- iii. Introduce active recreation pursuits into a passive recreation area.
- iv. Increase public use or introduce non-compatible uses to the extent of compromising the nature and character or the property or causing physical damage to it.
- v. Add or alter access to the park from the surrounding area. (3.4.F(5))

- \_\_\_\_\_ 3. Installation of signs, displays, and kiosks. (3.4.C(5))
- \_\_\_\_\_ 4. Installations of wells, comfort stations, and pit or vault toilets in areas of existing use and in developed areas. (3.4.C(11)).
- \_\_\_\_\_ 5. Minor trail relocation or Development of compatible trail networks on logging roads or other established routes. (3.4.C(12))
- \_\_\_\_\_ 6. Installation of underground utilities in areas showing clear evidence of recent human disturbance or areas within an existing road prism or with an existing overhead utility right-of-way. (3.4.C(16))
- \_\_\_\_\_ 7. Minor landscaping in areas showing clear evidence of recent human disturbance. (3.4.C(17)).
- \_\_\_\_\_ 8. Installation of fencing enclosures, exclosures, or boundary fencing posing no effect on wildlife migrations. (3.4.C(18))

# DUPLICATE

WHEN RECORDED  
MAIL THIS DOCUMENT AND  
TAX STATEMENT TO:

City of El Monte  
Mr. Tom Hatch  
Deputy City Manager  
11001 Mildred Street  
El Monte, CA 91731

*Space above this line reserved for Recorder's use*

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX  
PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT  
TO SECTION 27383 OF THE GOVERNMENT CODE

Assessor's Identification Numbers:  
8575-018-914 and 915 (Portions)  
8575-012-904 (Portions)

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, hereinafter referred to as "District", does hereby remise, release, and forever quitclaim to the CITY OF EL MONTE, a municipal corporation, hereinafter referred to as "City", all its right, title, and interest in and to the real property in the City of El Monte, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof "Property".

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

The herein quitclaim is subject to all matters of record and to the following conditions, which the City understands to be part of the consideration for the herein quitclaim and which the City, by the acceptance of this Quitclaim Deed and/or the exercise of any of the rights granted herein, agrees to keep and perform, viz:

1. City agrees that the Property can only be used for the protection, preservation, and enhancement of scenic beauty along the Rio Hondo Channel.
2. City agrees that the Property will be maintained in perpetuity as open space as defined in Section 65560 of the California Government Code.

### **RIO HONDO CHANNEL 70EX.3**

Includes: Parcels 334EX, 357EX.1, and 488EX

4-RW 6.3 and 6.4

Project ID No. FCC

S.D. 1 I.M.129-257

M05W22001

3. The express condition that, if and when City and/or their successors and assigns fail, refuse, or neglect to comply with the express conditions of this Quitclaim Deed, upon written notice by the District and the failure by the City and/or their successors to cure such default or breach within ninety (90) days of the date of said notice, title to the Property shall immediately revert to the District without further notice and without the necessity of any affirmative action on the part of the District to assert any rights in the Property.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_  
Chair, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

KDR:in  
P:\Conf:qcdRIO70EX.3.doc

**NOTE: Acknowledgment form on reverse side**

STATE OF CALIFORNIA            )  
  ) ss.  
COUNTY OF LOS ANGELES       )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED as to form

RAYMOND G. FORTNER, JR.,  
County Counsel

By  \_\_\_\_\_  
Deputy

APPROVED as to title and execution, _____, 20____.
DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division
Supervising Title Examiner
By _____

<p align="center"><b>CERTIFICATE OF ACCEPTANCE</b></p> <p>This is to certify that the interest in real property conveyed by the within Quitclaim Deed dated _____ from Los Angeles County Flood Control District, a body corporate and politic, to the City of _____, a municipal corporation, is hereby accepted by order of the City Council of the City of _____, on _____, pursuant to authority conferred by resolution of said City Council adopted on _____, and the grantee consents to the recordation thereof by its duly authorized officer.</p> <p align="right">Dated _____</p>
--

## EXHIBIT A

### **RIO HONDO CHANNEL 70EX.3**

Includes: Parcel Nos. 334EX, 357EX.1, and 488EX  
4-RW 6.3 and 6.4  
A.P.N. 8575-012-904 (Portion)  
8575-018-914 (Portion)  
8575-018-915 (Portion)  
T.G. 597 (C6)  
I.M. 129-257  
S.D. 1  
M05W22001

### **LEGAL DESCRIPTION**

#### **PARCEL NOS. 70EX.3, 334EX, 357EX.1, and 488EX** (Quitclaim of fee):

Those portions of those parts of the Rancho San Francisquito, as shown on map recorded in Book 1, pages 31 and 32, of Patents, in the Office of the Recorder of the County of Los Angeles, described as PARCEL 70, PARCEL 334, PARCEL 357 and PARCEL 488 in Final Orders of Condemnation, had in Superior Court Case No. 652229, certified copies of which are recorded in Book D75, page 341, Book 51921, page 126, Book 51875, page 270 and Book 55461, page 36, respectively, all of Official Records, in the office of said Recorder, within the following described boundaries:

Beginning at a point in that certain course described as having a bearing and length of N. 29°14'00" E. 517.67 feet in the northwesterly boundary of said PARCEL 70, said point being distant North 29°14'00" East along said certain course 55.00 feet from its intersection with the northeasterly sideline of that certain 100-foot wide strip of land described in deed to Southern Pacific Railroad Company, recorded in Book 25, page 409, of Deeds, in the office of said Recorder; thence North 29°14'00" East along said certain course, a distance of 462.66 feet; thence North 23°45'48" East 970.49 feet to the southeasterly prolongation of the southwesterly line of Lot 53 of Tract No. 17232, as shown on map recorded in Book 506, pages 35 and 36, of Maps, in the office of said Recorder; thence North 60°37'59" West along said southeasterly prolongation, a distance of 12.63 feet to the most southerly corner of said lot, said most southerly corner being a point in that certain curve having a radius of 6,150.00 feet in the southeasterly boundary of said tract, a radial of said curve to said

last-mentioned point bears South 62°30'16" East; thence northeasterly along said curve through a central angle of 2°41'47", an arc distance of 289.42 feet to the most easterly corner of Lot 57 of said tract; thence South 65°31'53" East along the southeasterly prolongation of the northeasterly line of said last-mentioned lot, a distance of 32.56 feet; thence South 23°45'48" West 1,203.18 feet; thence South 27°52'50" West 323.05 feet; thence South 33°15'18" West 200.28 feet; thence North 60°46'00" West 20.00 feet to the point of beginning.

Containing: 55,401± s.f.